

COMMUNITY

A Publication of the New Jersey Department of Community Affairs

Community Affairs Commissioner Paul N. Ylvisaker, in the keynote speech before the N. J. League of Municipalities Convention on Nov. 15, said that "our biggest problem in New Jersey is that we may scare ourselves to death.

"I'm not saying that the more obvious problems of violence and taxes and the rest aren't very real and very threatening. They are.

"What I am saying is that we in New Jersey — one of the wealthiest States in the most prosperous nation in the world, and with almost unlimited prospects ahead of us—face the greater danger of losing our perspective. We have no reason or right to despair unless we have lost the vision and the guts of those who wrestled this nation from raw nature by their pioneering hands, and civilized and preserved it with their pioneering minds and spirits."

New Statewide Basic Education Program Reaches Under-Educated, Illiterate Adults

A statewide basic education program designed to reach some 4,000 under-educated and illiterate adults has been launched by the New Jersey Department of Community Affairs.

The one-year program, financed by \$750,000 in State appropriations, trains high school graduates drawn from ghetto areas as State-certified "literacy instructors," who, in turn, conduct basic education classes in neighborhood locations throughout the State.

Enrollees are under-educated adults, high school dropouts, high school equivalency students and "functional illiterates" (those unable to read or write at a sixth-grade level, and hence, unable to "function" in every-day society—socially or occupationally). The adults receive literacy training based on their present levels of learning, while the equivalency students prepare to earn high school equivalency diplomas.

Administered by the Department's Bureau of Basic Education, Office of Economic Opportunity, the program functions through local public and private agencies throughout New

Jersey. Five adult basic education programs are now operating through agencies in Newark, Elizabeth, Hoboken, Jersey City and Atlantic County. Three additional programs are scheduled to begin next Spring.

The program stems from a proposal presented a year ago by the Governor's Task Force on Adult Literacy Opportunities, which first explored the scope and dimensions of adult illiteracy in New Jersey. That proposal recommended a \$14.3 million effort to reach 115,000 adult illiterates over a three-year period, using both Federal and State funds.

When Federal money was not available, however, the Department of Community Affairs moved to implement a modified version with State appropriations.

Since the plan began in August, the Department has awarded a total of \$465,150 to five local agencies to train 28 literacy instructors and a minimum of 2,100 enrollees. The agencies are:

► City of Newark (\$85,000). Five instructors. 500 Enrollees. Supports

CONTINUED on page 6

Community Services Woos Urbanologists For Local Agencies

Urbanologists, the New Jersey Department of Community Affairs wants you!

To prove it, the Department has launched a talent hunt to help recruit qualified community specialists for a variety of local government jobs.

Community Affairs Commissioner Paul N. Ylvisaker said the Department's Office of Community Services is now compiling a directory of urbanologists (experts in all phases of community affairs) to serve as a personnel pool, from which any municipal or county government in New Jersey could draw to fill a local job opening.

According to Ylvisaker, the Department, acting as a clearing house, is recruiting potential job applicants through advertisements and personal referrals. Interested communities ultimately would receive resumes, screen candidates, decide whether and whom to hire and pay their salaries.

"Since its founding, our Department has tried to provide New Jersey communities with assistance in meeting their most pressing local needs," Ylvisaker explained.

"In our brief experience, we have found that aside from the never-ending universal need for money, the most critical local need is attracting qualified men and women to worthwhile local government jobs. Through the talent bank, we hope to help our cities, towns and villages in this task."

The commissioner said the Department initiated the recruitment drive earlier this month by placing several once-only ads in major newspapers and trade journals from Washington to Boston. The ads seek qualified persons interested in hold-

CONTINUED on page 5

Newark Human Renewal Corp. Gets \$37,000 No-Interest Loan To Plan Middle Income Housing

The New Jersey Department of Community Affairs has approved a \$37,000 interest-free loan to the Newark Human Renewal Corp. to develop plans for moderate-income housing and related facilities.

Commissioner Paul N. Ylvisaker made the announcement of the loan at the groundbreaking ceremony for another middle income housing project in Newark, the first to be constructed under the State Housing Finance Agency Law created earlier this year. The project, a 270-unit cooperative at 11 Hill Street, is sponsored temporarily by the J. P. A. Corp. #4, a private housing corporation formed by Jack Parker Associates, a Newark construction firm and project developer.

Ylvisaker said the newly announced loan to the Newark Human Renewal Corp. will come from \$1 million appropriated by the State Legislature to carry out the Community Affairs Demonstration Grant Law of 1967.

The non-profit corporation, headed by the Rev. Horace P. Sharper, of the Abyssinian Baptist Church, Newark, will use the funds to hire an architect, engineer, attorney, loan consultant and other housing professionals to draw up a detailed plan for a proposed 17-acre site in the city's Central Ward.

The Newark Housing Authority has tentatively agreed to turn over the site, located in the area of the New Jersey College of Medicine and Dentistry, if the final plans submitted by the corporation receives the Authority's approval, Ylvisaker said.

In addition to help from private consultants, the corporation will receive technical assistance from the Princeton University Research Center for Urban and Environmental Planning, including the services of its director, Bernard P. Spring, senior research architect and lecturer at the university's School of Architecture.

According to Ylvisaker, one of the corporation's major goals is to come up with a comprehensive plan that will mesh with Newark's Model Cities Program.

"The corporation is made up of a group of people who live in the area," he said. "They are making practical application of the philosophy that those who live in a city should help plan it."

Ylvisaker emphasized that the "seed" grant monies would be repaid from mortgage loans which the corporation will seek when pre-development planning is completed.

Besides Sharper, who is president, the corporation's board of trustees consists of representatives of religious institutions and labor groups, as well as community leaders and elected officials.

The groundbreaking, at which Ylvisaker spoke, marked the beginning of construction for the J. P. A. Corp. project. The cooperative, to be comprised of 18 three-story garden apartments, was made possible through a mortgage loan commitment to J. P. A. of \$4.6

million at a 4.75 per cent interest rate by the State Housing Finance Agency.

Ylvisaker serves as chairman of the HFA, an independent body within the Department designed to promote middle income housing in New Jersey.



CLAUDE MILLER



THOMAS SEESSEL

Seessel Heads Housing Agency; Miller Becomes Division Chief

Thomas V. Seessel, director of the Division of Housing and Urban Renewal, Department of Community Affairs, since June, has been named permanent director of the State Housing Finance Agency.

The appointment was announced at the November meeting of the HFA, an independent body within the Department which promotes the development of middle-income housing in New Jersey through the sale of low-interest bonds.

Community Affairs Commissioner Paul N. Ylvisaker announced the appointment of Claude P. Miller to replace Seessel as housing division director. Miller moves up from his former post as the division's deputy director.

Seessel was elected to the HFA position by the agency's members, consisting of Ylvisaker, the state attorney general, the state treasurer and two public members appointed by the governor. The HFA was created earlier this year by the New Jersey Housing Finance Agency Law.

Before joining the Department, Seessel, 30, was director of project processing and program review of Community Progress, Inc., the antipoverty agency of New Haven, Conn. From February to June, 1966, he was part-time special assistant to Mitchell Sviridoff, director of a study project that recommended reorganization of New York City's human resource development programs. Sviridoff later served as first chief of the New York Human Resources Administration.

Seessel is a graduate of Dartmouth College and received a master's degree in public affairs at Princeton University. He lives in Hopewell.

Miller, 45, was director of housing with the St. Louis Land Clearance and Housing Authority before joining the Department. He worked for the Chicago Housing Authority for 16 years after doing graduate work in sociology at the University of Chicago. Born in Jamaica, West Indies, he now lives in Trenton.

Housing Inspectors Find 992 Violations In N. Atlantic City

State inspectors found 992 violations in a special housing inspection drive of every listed multiple dwelling in Atlantic City's North Side area, Community Affairs Commissioner Paul N. Ylvisaker announced earlier this month.

The drive to enforce the State Housing Code was ordered by Ylvisaker after he received complaints from North Side community groups last summer. The State's Bureau of Housing Inspection is part of the Department's Division of Housing and Urban Renewal.

Chief Inspector Milton Portman reported that the 992 violations were found in 165 buildings. A total of 403 buildings in the low income area was inspected during the drive between Aug. 28 and Oct. 20. The State Housing Code applies to dwellings containing three units or more.

Some 70 percent of the violations involved the need for repairs to such items as roofs, hallways, doors, ceilings, gutters, etc. Twenty per cent were fire escape violations and 10 per cent were rubbish violations, Portman said.

"We are allowing owners approximately 30 days to fix up violations and are in the midst of rechecking now," Portman said. "We should know shortly how many have done so. Owners will be cited for violations still existing after their repair periods have expired."

Five residents of the poverty area of Atlantic City worked as paid aides for the inspectors during the final two weeks of the inspection. The aides helped locate violations, did paperwork on the complaints and served them on owners whenever possible.

Violators who fail to make necessary repairs within the specified time may be sued by the State for fines of from \$100-\$500 for the first offense and from \$500-\$1,000 for the second and each subsequent offense.



AWARD WINNER — Community Affairs Commissioner Paul N. Ylvisaker (right) accepts *The Chris Award*, which was presented to the Department-sponsored film, "A Different Childhood," at the Columbus (Ohio) Film Festival. The film depicts the true experiences of a disadvantaged white pre-schooler, as compared with the happy times memorialized in family albums. Presenting the award are Hugh and Suzanne Johnston, of Princeton, who produced the film.

N.J. Supreme Court, In Unanimous Vote, Upholds State's Claim To Meadowlands

The New Jersey Supreme Court earlier this month handed down a unanimous opinion upholding the State's basic claim to all meadowlands washed by average mean high tides, including all such riparian lands in the Hackensack River meadows.

The decision was written by Chief Justice Joseph Weintraub in an appeal brought by Mrs. Catherine O'Neill over the ownership of 25 acres of meadowland in East Rutherford. Mrs. O'Neill claimed that the land was hers through certain contract dealings between the State Highway Department (now the State Department of Transportation) and because the State had not asserted its title to the 25 acres.

The decision said the State held perpetual title to tidelands under the State Constitution and State statutes since 1894. It added that the "State's title cannot be lost by adverse possession and prescription" or by the failure of the State to

assert its ownership.

The high court sent the case back for retrial in the lower courts. It set up guidelines for the courts to follow in awarding title to meadowlands in the O'Neill case and in future suits.

Community Affairs Commissioner Paul N. Ylvisaker said that the landmark decision emphasizes the need for enactment of the Hackensack Meadowlands Title and Development Act of 1967, which the Department helped prepare.

The proposed act would create a meadowlands development commission that would draw up a master plan, set zoning and land use standards, and provide means of financing the orderly development of the Hackensack meadows. Another section of the bill would also create a title board to settle disputes between the State and private owners, with the board's decisions appealable to the courts.

Housing Rehabilitation Plans Can Revitalize Neighborhoods, Ylvisaker Tells Builders Assn.

The rehabilitation of housing for people of low and moderate income must be viewed as a social investment as well as a potentially profitable business investment according to Community Affairs Commissioner Paul N. Ylvisaker.

"We in State government welcome the growing interest of the business community in the development and growth of our urban neighborhoods," Ylvisaker told participants in a rehabilitation seminar sponsored jointly by the Department of Community Affairs and the New Jersey Builders Association at the Brunswick Inn in East Brunswick earlier this month.

"You of the building industry have an important job to do in this development process," Ylvisaker said. "There are a lot of problems involved in housing rehabilitation programs, but they offer a chance to rescue some of our housing supply from deterioration. It may be that your efforts, together with ours, can produce sound and attractive refurbished housing that can spark the renewal of neighborhoods."

The commissioner noted that successful rehabilitation requires more than bricks and mortar construction. He pointed out that both of the first two rehabilitation projects to be financially aided by the department's new revolving fund—one project in Camden and one in Hoboken—involved community services as well as construction work. Both projects are sponsored by non-profit corporations.

"The main reason that we are encouraging non-profit corporations to sponsor housing rehabilitation is because of their ability, through neighborhood support, to work social service into their development plans," Ylvisaker said.

"The Camden group, backed by local industry, will conduct education programs for the families who purchase the rehabilitated homes. It will also recruit local residents for construction work, and train them in the necessary skills.

"The Hoboken group will provide meeting room facilities in the building it renovates. When the building is ready for occupancy, it will rent the apartments to

residents of other deteriorating buildings, and acquire those buildings for rehabilitation."

Builders can conduct their own rehabilitation projects with State financial assistance, Ylvisaker pointed out. He urged builders interested in undertaking such work to contact local community action agencies, social agencies, churches, neighborhood organizations, civic groups and tenant organizations and enlist their support and encourage their active involvement in the social aspects of community renewal.

"The evidence from such places as Pittsburgh indicates rehabilitation, if soundly planned and enthusiastically supported by both local government and local residents, can be a profitable enterprise," the commissioner said.

"The profit potential to the building industry is great, but this is really only a by-product. The real potential for gain lies in better housing, more liveable neighborhoods and the strengthening of the sense of community at the grass roots of our society."



COMMISSIONER YLVISAKER addresses the rehabilitation conference.

New Department Brochure

The organization and functions of the New Jersey Department of Community Affairs are described in a new brochure published earlier this month. The brochure includes an organizational chart, a listing of Department publications, addresses of its divisions and brief descriptions of its history and goals. The publication is available by writing to the Department's Office of Public Information, Box 2768, Trenton, N. J. 08625. There is no charge.

TALENT from page 1

ing positions in those New Jersey communities designated as Federal or State Model Cities. (A copy of the ad is reprinted below.)

He explained, however, that the pool would be expanded gradually to include experts in welfare, law, education, health, finance, crime control and police community relations, community organization, planning, sociology, computer technology and other related fields.

John W. Gleeson, director of the Office of Community Services, said the ads had already generated more than 200 resumes and nearly a hundred phone call inquiries.

"It's astonishing how complex life is getting in a place like New Jersey," Gleeson said. "And we find we just can't provide the technical assistance that our communities need to meet their needs. You'd need another U.S. Defense Department with 35,000 employees."

Gleeson said Federal and State Model Cities programs would create many highly-skilled, technical jobs at the local level. Under the Federal Model Cities program, 70 cities throughout the nation will share thousands of dollars in Federal funds to launch a coordinated attack on physical and social problems in ghetto areas.

"If you don't have the people to administer these programs," Gleeson said, "their effectiveness is greatly reduced. You can't run a community from Washington or Trenton by remote control."

The New Jersey Department of Community Affairs is interested in receiving resumes from qualified persons who wish to apply for Model Cities staff positions in New Jersey municipalities.

Consideration will be given to persons with Masters degrees in planning or sociology or in closely related fields with experience in planning, urban renewal, housing, urban and community development. Urban generalists, lawyers, community organizers, and specialists in education, health, welfare, labor, economic development, relocation, recreation, design, program budgeting, crime control, police community relations, cost-benefit methodology, systems analysis, computer technology and finance will also be considered. Experience may be substituted for formal education.

Positions are available immediately. Starting salaries range from \$7,000 to \$20,000.

Resumes should be sent to the New Jersey Department of Community Affairs, Office of Community Services, Model Cities Recruitment Program, P. O. Box 2768, Trenton, New Jersey 08625. Phone: (609) 292-6192.

\$105,000 For Moderate Income Housing Loaned To Newark, Trenton, Jersey City

The New Jersey Department of Community Affairs has approved three non-interest bearing loans to develop plans for moderate income housing in Trenton, Jersey City and Newark.

Claude P. Miller, director of the Department's Division of Housing and Urban Renewal, said that the loans, totaling \$105,200, will come from \$1 million appropriated by the State Legislature to carry out the Community Affairs Demonstration Grant Law of 1967.

The New Jersey Redevelopment Agency will receive \$60,000 to plan housing in the 80-acre Montgomery Street Urban Renewal Project in the downtown area. The City of Trenton's local public agency will get \$40,000 to plan housing for the John Fitch Way III Urban Renewal Area.

The third loan of \$5,200 will take the form of a direct contract between the State and Brown and Hale, Newark architects, who will examine the feasibility of a housing rehabilitation project in the city's South Ward.

If feasible, Brown and Hale will draw up final plans and the project will be turned over to the Blazer Blue Ribbon Model Cities Development Corporation, a non-profit community group which is proposing to act as sponsor for the project. Trenton and Jersey City will also turn over plans and project areas to non-profit housing sponsors once pre-

development work is finished, Miller said.

In all three cases, the loans are interest-free advances to be repaid once mortgage financing is obtained from federal agencies, the New Jersey Housing Finance Agency or conventional sources. Sponsors will use completed plans to apply for such financing.

"These loans will speed up completion of local housing plans in the three cities and give sponsors the chance to apply for and receive millions of dollars in mortgage financing," Miller said.

Both Jersey City and Trenton agencies will use the money to hire architects, engineers, loan consultants, attorneys and other housing professionals to work on plan development. Both are also using part of their loans to involve community groups.

The Jersey City project will eventually result in up to 1,700 units of new housing at the Montgomery Street site, according to Sidney Willis, director of community renewal for the city. He said the long-range plan calls for highrise apartment buildings ranging from 8 to 21 stories and single-family town houses.

"What we hope to achieve with the Community Affairs advance is a comprehensive picture of all that a sponsor will need to know to seek funds and build the project," Willis said.

The John Fitch Way III Urban Renewal Area in Trenton is bounded by Route 29, Trenton Freeway, Market Street and Broad Street. According to Charles Nathanson, director of the city's urban renewal program, the project will ultimately produce a variety of building types containing 1,200 to 1,500 units, and will include shopping and recreation areas. The advance, he said, will help develop a detailed site plan as well as all pre-development designs, legal work, cost analysis and means of funding.

LITERACY from page 1

the city's Manpower Program, including Neighborhood Youth Corps and New Careers enrollees. Operates from several neighborhood offices near work-sites of manpower participants.

► Newark State College Adult Resource Center (\$133,890). Eight instructors. 200 enrollees. Will operate from neighborhood centers in Elizabeth. The center also will draw up criteria for recruiting and training non-professionals in adult literacy careers.

► Hoboken Organization against Poverty and Economic Stress (HOPES), the local community action agency (\$84,310). Five instructors. 500 enrollees. Teaches English as a second language to non-English speaking Puerto Ricans at HOPES neighborhood centers.

► Le Bastion, Inc., (\$76,950), an independent group of Negro Jersey City policemen attempting to recruit minority groups for careers in police and fire departments and in civil service. Five instructors. 400 enrollees. Operates from Le Bastion storefront headquarters in Jersey City.

► Atlantic Human Resources (AHR), the community action agency for Atlantic and Cape May Counties (\$85,000). Five instructors. 500 enrollees. Teaches Neighborhood Youth Corps and Nelson Amendment enrollees in AHR neighborhood centers in Atlantic County.

Charles Morris, deputy director of the Office of Economic Opportunity, said the adult basic education program has three major objectives.

"First, it attempts to provide education for out-of-school youths and adults who would not receive it in any other way. Second, it attempts to provide new career jobs for the poor. And finally, it tries to demonstrate the need for more basic education programs at the local level."

Morris said the new program emphasizes many of the innovations of the original Task Force literacy proposal, including the use of community agencies such as city governments, antipoverty organizations, labor unions and other private groups.

"Another feature is the effort to train and eventually certify as basic literacy instructors high school graduates drawn from ghetto areas," Morris said. "These instructors are being trained to use 'programmed instruction materials' and to conduct classes in neighborhood facilities provided by the participating groups."

"Programmed instruction" insures that the learner progresses at his own pace with a minimum of guidance from the instructor.

Over a two to three year period, the instructors will be certified by the State Education Department, Morris explained.

Mrs. Catherine Havrilesky, chief of OEO's Bureau of Basic Education, said the office seeks out potential sponsors of the training programs. Then, it hires a project director and begins training literacy instructors, who are hired locally from among area residents.

Pre-service training of instructors is conducted at local sites by the Office over a two-to-three-week period. Instructors are trained to work independently in the classroom.

"This approach is different from the use of non-professionals in the school system, who rarely perform meaningful tasks," said Mrs. Havrilesky.

Then, the office tests a sample (approximately 50) of potential trainees to determine the level of literacy or language competence. This determines the kind of instructors to be hired and the particular techniques to be used. "In addition to conducting pre-service training," she said, "the office also runs weekly in-service training sessions for instructors and project directors to insure that the non-professional has continuous technical and psychological support from the professional teacher trainers."

According to the Governor's Task Force report, some 761,000 New Jersey residents (about 20 per cent of the State's population) 18 years old or over are "functional illiterates."

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NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

OFFICE OF PUBLIC INFORMATION

RICHARD J. HUGHES, Governor

PAUL N. YLVISAKER, Commissioner

P. O. BOX 2768 TRENTON, N. J. 08625

(609) 292-6212, 292-6055

